

BUFORD FOR SALE | FOR LEASE

**4365 SOUTH LEE ST.
BUFORD, GA 30518**

WORK | PLAY®

BUFORD, GEORGIA

Project Information:
Completed: June 2024
Total Project SF: 55,920 SF
Total Personal Warehouse® Ungated SF: 22,800 SF
Total Personal Warehouse® Gated SF: 33,120 SF

Uses:

Work – Play®
Light Industrial Zoned

Best-In-Class Features:

14x14 OH Doors, Mezzanines, Private Restrooms with Rough-in Showers, LED Lights, HVAC and Ducting, Balconies on select units, 3-Phase Power, Custom Floors, 65+FT Drive Aisles, Sprinkler System, 24-Hour Access

Onsite Model Unit / Sales Office # 308

Tours available upon request
Walk-ins Welcome
Brokers Welcome

What is a Personal Warehouse®?

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Play® with a Personal Warehouse® as the only limit is your imagination!

OVERVIEW

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Page 2

YEAR BUILT:

Completed: June 2024

UNIT SIZES:

1,620 - 3,240 SF with ability to combine units

Unit Dimensions: 25x50, 30x40, 28.8x40

Drive Thru Units Available

OCCUPANCY:

Light Industrial Zoned

Ideal for Work – Play®

FOR SALE & FOR LEASE:

See QR Code for updated pricing and unit availability



BUFORD MODEL UNIT

BEST-IN-CLASS FEATURES:

- For Sale / For Lease
- Ideal for Small Business, Storage Space
- Energy Efficient Construction such as LED Lights and Insulated Masonry Block Construction
- Mezzanines with LVT flooring
- Polished Concrete Flooring
- HVAC and Ducting in all units
- Balconies on Select Units
- 14 x 14 OH Doors with Operators
- Finished Private Restrooms with Rough-in Showers
- 24 / 7 Access
- Wide, Paved Drive Aisles

5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 – 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 40% Less per Month
- Customize Your Space!



BUFORD EXTERIOR



www.PersonalWarehouse.com
info@PersonalWarehouse.com

303-222-0768

Pricing and availability are subject to change without notice.

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PROJECT PHOTOS

**BUFORD
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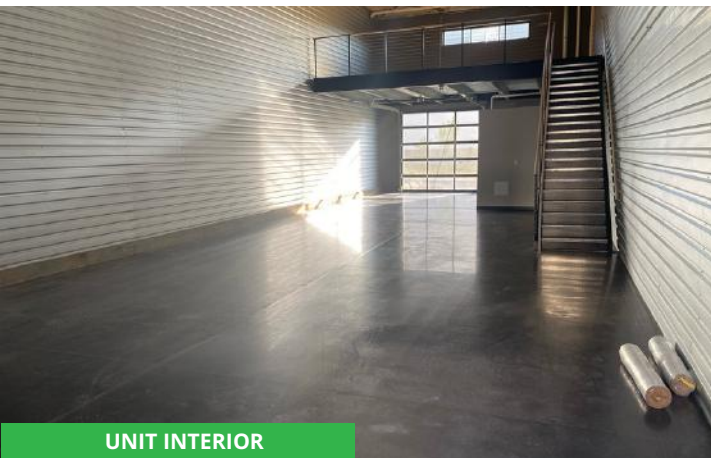
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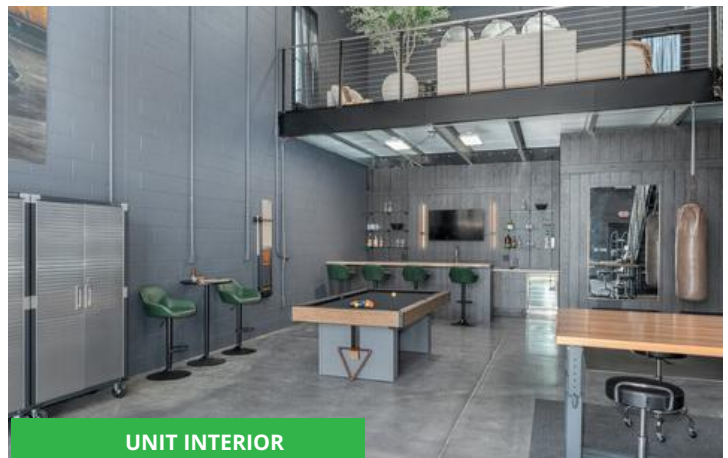
MAIN LEVEL



RESTROOM



UNIT INTERIOR



UNIT INTERIOR



MEZZANINE



BUFORD BALCONY



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CONCEPT - SAMPLE USES



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AERIAL MAP



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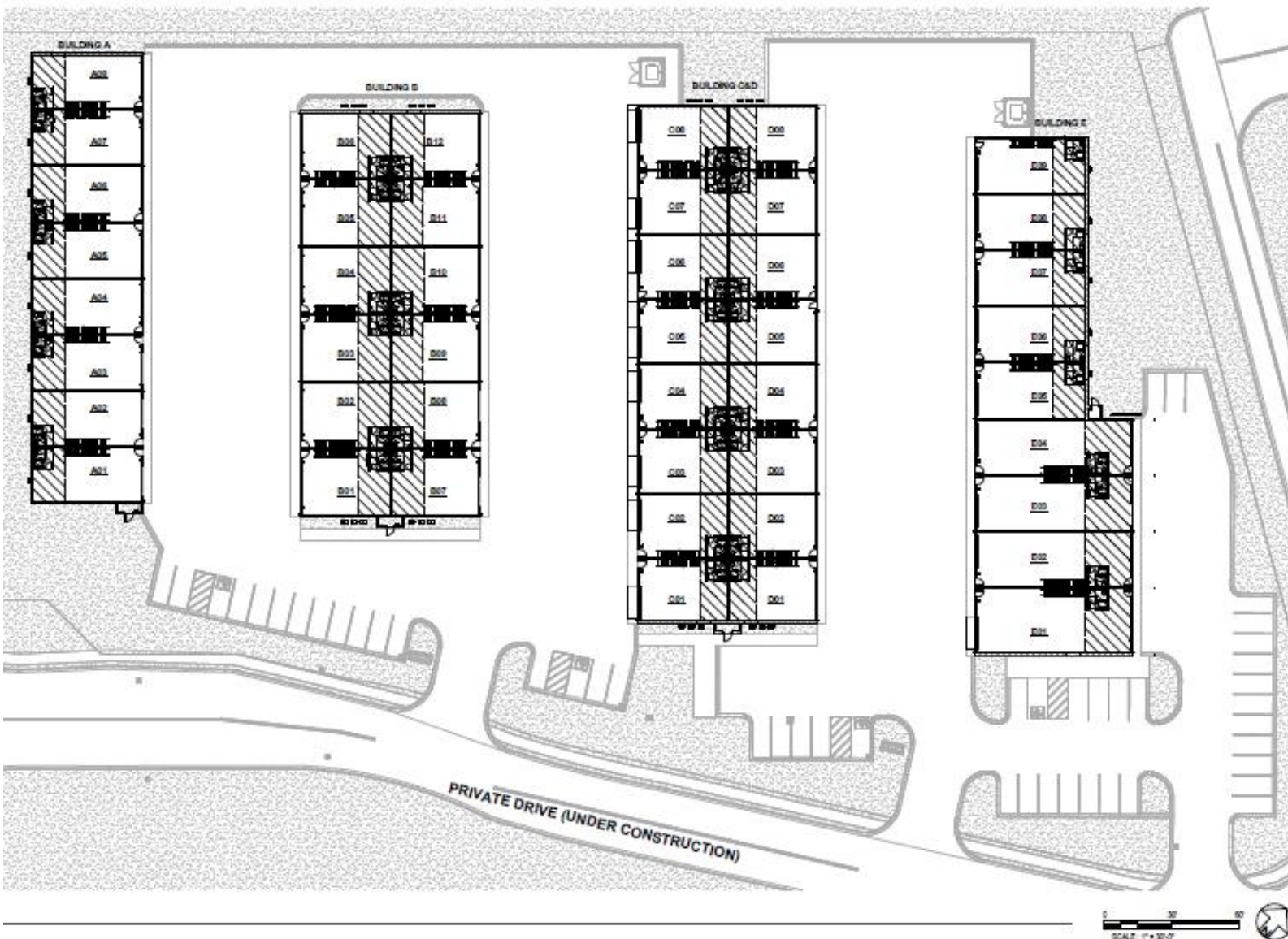
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SITE PLAN

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